

## **\$649,900 - 9730 92 Street, Edmonton**

MLS® #E4435485

**\$649,900**

5 Bedroom, 3.50 Bathroom, 1,714 sqft

Single Family on 0.00 Acres

Cloverdale, Edmonton, AB

LOCATION, CONDITION and PRICE are all satisfied with this FULLY FINISHED home located in BEAUTIFUL CLOVERDALE! With a total of 2541 SQFT you get the feeling of space in every aspect of this place. The main floor offers a bright & functional kitchen with a breakfast nook large enough to sit a formal dining table, and a formal dining room which could be used as an extension to the already large living room. The upper level has a huge primary bedroom with a 4 piece ensuite that includes a STEAM SHOWER. There are 2 other spacious bedrooms and upper level laundry. The basement has cork flooring, 2 more bedrooms, a 3 piece bath and gas fireplace. This home comes with shutter blinds, central A/C, a double garage with a brand new 2 car pad, WEST FACING backyard for ample sun and is located in the heart of the river valley! Cloverdale is home to the EDM SKI CLUB, FOLK FEST, the MUTTART, LRT service, minutes to downtown and nature just steps from your front door.

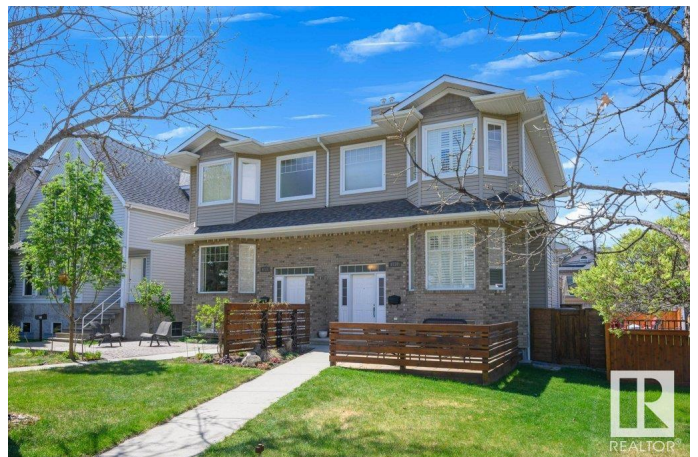
Built in 2007

### **Essential Information**

MLS® # E4435485

Price \$649,900

Bedrooms 5



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,714
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	9730 92 Street
Area	Edmonton
Subdivision	Cloverdale
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 3S4

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Public Transportation, Ski Hill Nearby, View City

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	10
Zoning	Zone 18

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Listing information last updated on May 19th, 2025 at 12:32pm MDT